



The Empress, 27 Sunbridge Road, Bradford, West Yorkshire BD1 2AY
£675 PCM

Superbly presented this stunning recent development offers excellent views over centenary square and is ideally situated for all local amenities and transport links. This spacious one bedroom bed apartment comes FURNISHED and is situated on the third floor finished to a high standard with integrated 'Stoves' ovens and hob along with fridge /freezer, dishwasher and washer dryer. A selection of laminated and carpeted and tiled floors adds a luxurious finishing touch.

The apartment is located above the Tesco Express on Sunbridge Rd and short walk to University, Bradford Interchange (rail & Bus) and Broadway.

Available from 3rd July 2024

Locate
The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

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ENTRANCE/VESTIBULE



Wall mounted electric panel heater, laminate flooring, video entry phone, door to cupboard with airing cupboard housing, hot water tank, door to built-in storage cupboard.

KITCHEN ANGLE



BEDROOM



Double glazed window to rear, wall mounted electric panel heater, telephone point, TV point, ceiling with five recessed low-voltage spotlights.

LOUNGE



Wall mounted electric panel heater, laminate flooring, telephone point, TV point, ceiling with six recessed low-voltage spotlights, . KITCHEN AREA 3.18m (10'5") x 2.70m (8'10"): Fitted with a matching range of maple effect base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher, washing machine / tumble drier, built-in electric oven, four ring electric hob with extractor hood over, ceiling with four low-voltage spotlightsdoor to:

ANGLE TWO

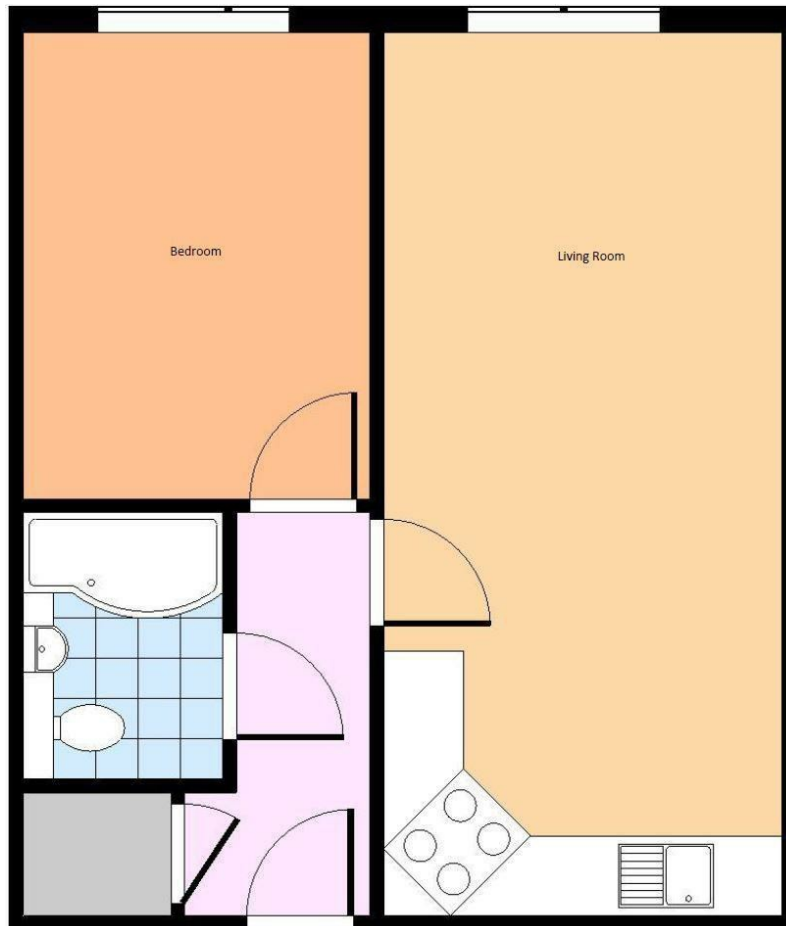


BATHROOM



Three piece white suite comprising panelled bath with shower over and with glass screen and inset wash hand basin with mixer tap, mirror and shaver point, WC with hidden cistern, full height ceramic tiling to two walls, heated towel rail, extractor fan, ceramic tiled flooring.

ANGLE TWO



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	